025.0	0005	0016.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,253,900 / 1,253,900
					USE VALUE:	1,253,900 / 1,253,900
					ASSESSED:	1,253,900 / 1,253,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN /TRUSTEE
Owner 2:	1020-1024 BEACON ST TRUST
Owner 3:	
Street 1:	630 HIGH ST
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	ONE THIRTY FIVE LLC -
Owner 2:	-
Street 1:	180 MASS AVE 2ND FLOOR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,359 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1968, having primarily Brick Veneer Exterior and 4914 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 24 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7359.000	741,300		512,600	1,253,900
Total Card	0.169	741,300		512,600	1,253,900
Total Parcel	0.169	741,300		512,600	1,253,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 255.17 | /Parcel: 255.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0005-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	705,100	0	7,359.	512,600	1,217,700	1,217,700	Year End Roll	12/18/2019
2019	111	FV	641,800	0	7,359.	544,700	1,186,500	1,186,500	Year End Roll	1/3/2019
2018	111	FV	641,800	0	7,359.	397,300	1,039,100	1,039,100	Year End Roll	12/20/2017
2017	111	FV	604,600	0	7,359.	346,000	950,600	950,600	Year End Roll	1/3/2017
2016	111	FV	604,600	0	7,359.	294,800	899,400	899,400	Year End	1/4/2016
2015	111	FV	563,400	0	7,359.	288,300	851,700	851,700	Year End Roll	12/11/2014
2014	111	FV	563,400	0	7,359.	237,100	800,500	800,500	Year End Roll	12/16/2013
2013	111	FV	594,200	0	7,359.	225,600	819,800	819,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONE THIRTY FIVE	49049-37		2/28/2007	Mult Lots	1,910,000	No	No		
DEGIACOMO JAMES	48526-333		11/20/2006		975,250	No	No		
DE LORENZO FELI	48014-37		8/18/2006	Family	1	No	No		
DE LORENZO FELI	33257-56		7/16/2001	Convenience	1	No	No		
DE LORENZO FELI	24870-19		9/22/1994		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2019	160	Redo Bat	3,000	C				
10/13/2006	880	New Wind	1,400	C				
4/29/2002	296	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
4/25/2013	Meas/Inspect	JBS	JOHN S
2/17/2009	Meas/Inspect	197	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7359		Sq. Ft.	Site		0	80.	0.87	1									512,616						512,600	

Total AC/HA: 0.16894 | Total SF/SM: 7359 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 512,616 | Spl Credit | Total: 512,600

PRINT

Date	Time
12/10/20	17:34:28

LAST REV

Date	Time
06/18/19	08:43:37

danam

PAT ACCT. 2070

User Acct

16850

GIS Ref

GIS Ref

Insp Date

08/21/18

!2070!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	16850
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	6	Total:	6
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	6	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	6	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.97051281
Const Adj.:	0.97788203
Adj $ / SQ:	132.867
Other Features:	280000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1074315
Depreciation:	333038
Depreciated Total:	741277

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	6

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	24	BRs:	6	Baths:	6	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
6	4	1	M

Totals		
6	24	6

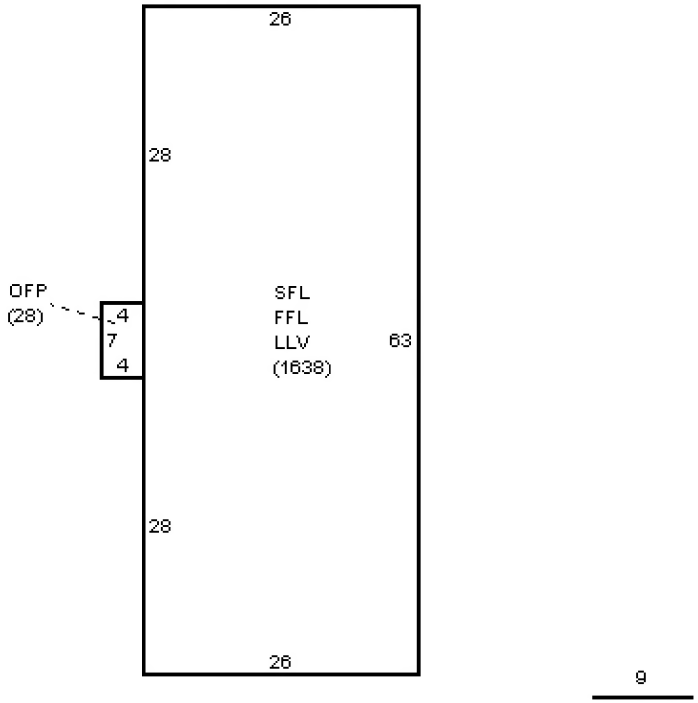
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	160.77
Special Features:	0	Val/Su Net:	150.00
Final Total:	741300	Val/Su SzAd	226.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,638	132.870	217,635
LLV	Lower Level	1,638	104.630	171,388
SFL	Second Floor	1,638	132.870	217,635
OFP	Open Porch	28	43.030	1,205

Net Sketched Area:	4,942			Total:	607,863
Size Ad	3276	Gross Are	4942	FinArea	4914

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

025.0-0005-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	